



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

November 14, 2012

Agenda Item No. 2

SUBJECT: 214 Marguerite Avenue Condo Conversion - (PA2012-133)
▪ Condominium Conversion No. CC2012-003

APPLICANT: Marguerite Development, LLC

PLANNER: Benjamin M. Zdeba, Assistant Planner
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Unit Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A condominium conversion permit application to convert an existing duplex into a two-unit condominium development. Parcel Map No. NP2007-035 for two-unit condominium purposes was previously approved and recorded. The condominium conversion will allow the rental units to be sold separately.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Condominium Conversion No. CC2012-003 and No. (Attachment No. ZA 1).

DISCUSSION

- A duplex was constructed on the property in 1952.
- On January 28, 2008, County Parcel Map No. 2007-229 was approved for two-unit condominium purposes in conjunction with the demolition of the existing duplex and construction of a new duplex built to condominium standards.
- The plan check for the new duplex expired in October of 2008.

- A building permit for a remodel and 1,398-square-foot addition to the existing, 1952 duplex was issued on August 30, 2011 to bring the development to condominium standards with separate utilities and all required parking. Said permit subsequently received final inspection on August 23, 2012.
- County Parcel Map No. 2007-229 was recorded on September 20, 2012, after the building permit received final status. Accordingly, a condominium conversion permit is required.
- A Condominium Conversion Inspection Report was prepared on October 22, 2012, to confirm the duplex complies with condominium standards.

ENVIRONMENTAL REVIEW

The project qualifies for Class 1 (Existing Facilities) categorical exemption, Section 15301 of the California Environmental Quality Act because this class includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet (excluding intervening rights-of-way and waterways) of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:


 Benjamin M. Zdeba
 Assistant Planner

GR/bmz

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	County Tentative Parcel Map No. 2007-229
	ZA 4	Duplex (Condo) Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-DRAFT

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NUMBER CC2012-003 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 214 MARGUERITE AVENUE (PA2012-133)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Frank Ultimo on behalf of Marguerite Development, LLC, with respect to property located at 214 Marguerite Avenue, and legally described as Parcel 1 of Parcel Map No. 2007-229, in the City of Newport Beach, County of Orange, State of California, as per map recorded in Book 374, Pages 39 through 41 of Parcel Maps, in the office of the County Recorder of said county.
2. The applicant requests a condominium conversion to convert an existing duplex that was remodeled to condominium standards in 2012 to a two-unit condominium project.
3. The subject property is located within the R-2 (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential).
5. A public hearing was held on November 14, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
2. The proposed project involves the conversion of an existing duplex into a two-unit condominium development.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following finding is set forth:

Finding

- A. *The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.*

Facts in Support of Finding

1. The existing, remodeled duplex consists of 3,666 square feet including two, single-car garages and two covered spaces.
2. The four spaces provided meet the number of spaces required (2 per unit) by the Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding

- B. *Each dwelling unit within a building shall have a separate sewer connection to the City sewer.*

Facts in Support of Finding

1. The remodeled duplex was altered such that it has two separate sewer connections to the City sewer.

Finding

- C. *Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.*

Facts in Support of Finding

1. The remodeled duplex was altered such that it has two separate sewer cleanouts located at the property line.

Finding

- D. *Each unit shall maintain a separate water meter and water meter connection.*

Facts in Support of Finding

1. The remodeled duplex was altered such that it has two separate water meters and water meter connections.

Finding

- E. *The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.*

Facts in Support of Finding

1. The remodeled duplex was altered such that the electrical service connection complies with the requirements of Chapter 15.32.

Finding

- F. *The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.*

Facts in Support of Finding

1. A special inspection was completed by the Building Division on October 22, 2012, and no violations were identified.

Finding

- G. *Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.*

Facts in Support of Finding

1. Condition of approval for Parcel Map No. NP2007-035 (PA2007-250) required stakes and tags to be installed at all lot corners prior to recordation. Satisfaction of this condition of approval was verified prior to release of the parcel map for recordation.

Finding

- H. *For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.*

Facts in Support of Finding

1. The project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan and the Local Coastal Program Land Use Plan. The project site is designated as RT (Two-Unit Residential) by the Land Use Element of the General Plan and as RT-E (Two-Unit Residential) by the Coastal Land Use Plan (CLUP). The proposed project is consistent with the RT land use category, which is intended to provide for a range of two-family dwelling units such as duplexes and townhomes.

2. An existing, remodeled two-unit dwelling rental will be converted into a two-unit condominium project. The residential density on the site will remain the same.

Finding

1. *The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.*

Facts in Support of Finding

1. The application of the project conditions will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
2. The proposed project is to convert and existing, remodeled duplex into two condominiums on property located within the R-2 zoning district.
3. Public improvements were required of the applicant per the Municipal Code and the Subdivision Map Act during the tentative parcel map approval process in 2008. Said improvements were reviewed and verified by the Public Works Inspector prior to release of the parcel map for recordation.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2012-003 subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2012.

By:

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. Prior to final of the description change permit, the brick pavers in the area between sidewalk and property line shall be removed.
2. Prior to final of the description change permit, the concrete panels within the parkway area shall be removed or replaced with a standard concrete carriage walk; otherwise an encroachment agreement will be required.
3. Prior to final of the description change permit, the applicant shall cap the unused sewer lateral at property line and remove existing sewer cleanout.
4. Prior to final of the description change permit, A Public Works Department encroachment permit inspection is required before the Building Division permit final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site are damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
5. An approved encroachment permit is required for all work activities within the public right-of-way.
6. Each unit shall be served by its individual water meter and sewer lateral and cleanout located within the public right-of-way. Each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover. Water meter and the sewer cleanout shall be located within the Public right-of-way.
7. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
8. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Division Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
9. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees,

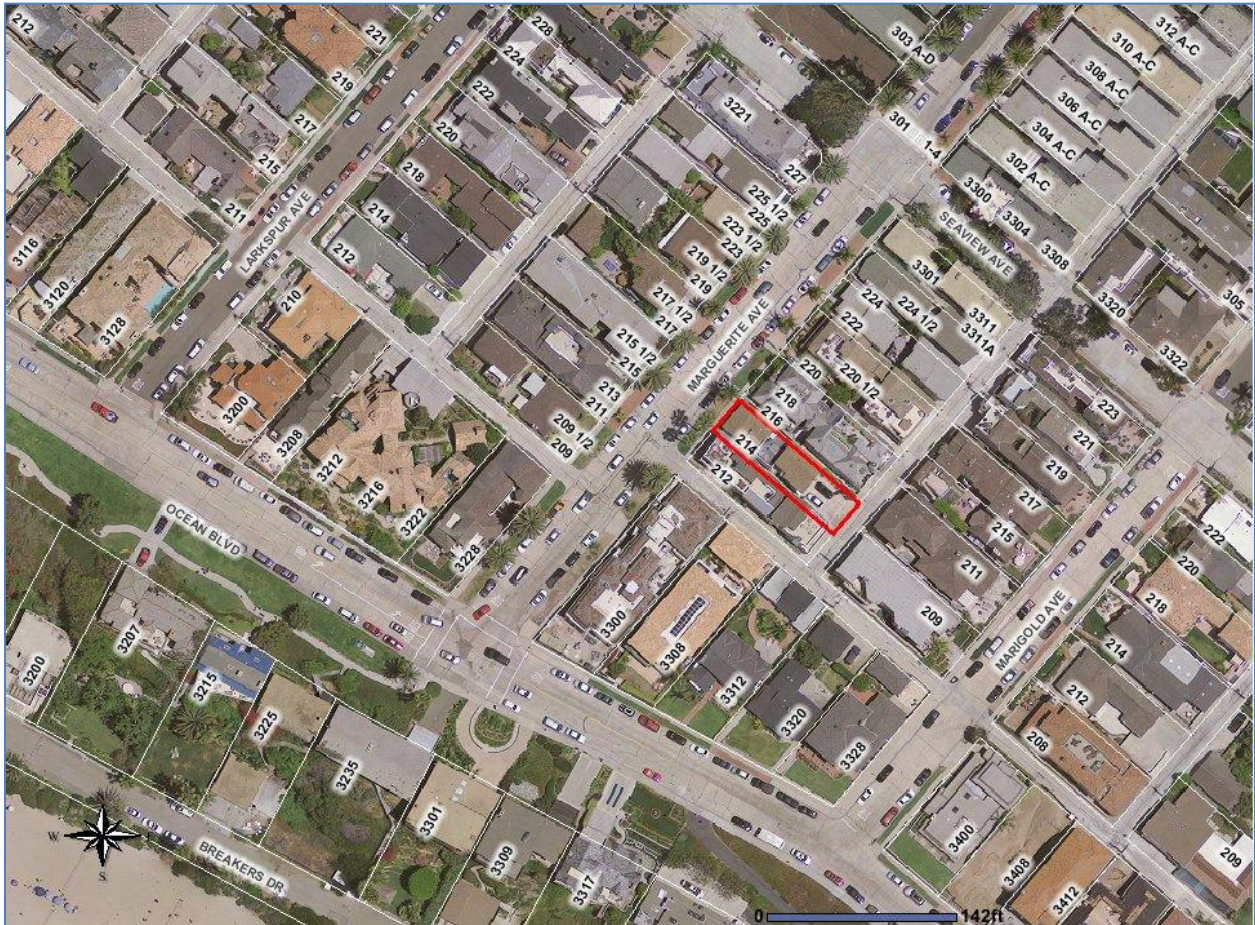
disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Marguerite Avenue Condo Conversion including, but not limited to, the PA2012-133. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

DRAFT

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Condominium Conversion No. CC2012-003
PA2012-133

214 Marguerite Avenue

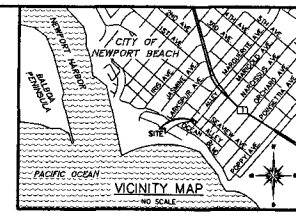
Attachment No. ZA 3

County Tentative Parcel Map No. 2007-229

TENTATIVE PARCEL MAP NO. 2007-229

214 MARGUERITE AVENUE
CORONA DEL MAR, CALIFORNIA

FILE COPY



SEAVIEW

AVENUE



APPROVED BY:

[Signature]

- ☐ Planning Director ☒ Zoning Administrator
☐ Planning Commission ☐ City Council
☒ As Submitted ☐ As Modified

Refer to: ☐ Resolution ☒ Approval Letter

of Pgs Approved: 1

Date: 9/28/08

AL DESCRIPTION:

AND DESCRIBED HEREON IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

2 IN BLOCK 139 OF THE RESUBDIVISION OF CORONA DEL MAR, IN THE CITY OF NEWPORT BEACH, AS PER MAP RECORDED IN BOOK 4, PAGE(S) 67, OF LANDS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID CITY.

IER: SUBDIVIDER/APPLICANT:

HERON ARGUERITE AVENUE 14 DEL MAR, CA 92625
JACK HERON 214 MARGUERITE AVENUE CORONA DEL MAR, CA 92625

CHMARK:

7 OF ORANGE B.M. NO. 884-36-74 ELEVATION = 67.054

HANDS, 1984 REVISION

RECD BY OCT 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK ED "84-36-74", SET IN THE NORTHWEST CORNER OF A 4 FT. BY 22 FT. EYE CATCHER BARRIER MONUMENT IS LOCATED IN THE INTERSECTION OF ROPE AVENUE AND OCEAN BOULEVARD, 21 FT. SOUTHWEST OF THE PLUNG OF OCEAN BOULEVARD AND 122 FT. NORTHWESTERLY OF THE PLUNG OF HELIOTROPE AVENUE. MONUMENT IS SET LEVEL WITH THE ALK.

IS OF BEARINGS:

EARNINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE 2011 COORDINATE SYSTEM (CCS2011), ZONE 11, 1983 EPOCH, RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD 83). SAID COORDINATES WERE OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS) TIES TO NATIONAL GEODETIC SURVEY (NGS) CONTINUOUS OPERATING REFERENCE STATIONS.

SURVEYOR'S NOTE:

BOUNDARY AND TOPOGRAPHIC MEASUREMENTS SHOWN HEREON ARE BASED ON TOPOGRAPHIC CONDITIONS AND FOUND MONUMENTS IN THE COURSE OF A FIELD SURVEY PERFORMED IN SEPTEMBER, 2007. DETAIL BOUNDARY AND MONUMENT INFORMATION WILL BE REFLECTED ON THE FINAL PARCEL MAP.

SEWER AND STORM DRAIN:

TIE INTO EXISTING CITY FACILITY.

PROPOSED USE OF LAND:

RESIDENTIAL/CONDOMINIUM

ASSESSOR'S PARCEL NUMBER:

052-113-04

NUMBER OF PARCELS:

ONE

SITE ADDRESS:

214 MARGUERITE AVENUE CORONA DEL MAR, CALIFORNIA 92625

FLOOD ZONE:

ZONE X

EASEMENTS:

THERE ARE NO EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JACK HERON IN SEPTEMBER, 2007.

SURVEY COMPLETED ON: SEPTEMBER 19, 2007

DAVID E. WOOLLEY

EXP 12/31/08

P.L.S. NO. 7304



REVISIONS

D. WOOLLEY & ASSOCIATES

2832 WALNUT AVENUE, SUITE A TUSTIN, CA 92780-3698 (714) 734-8462 FAX (714) 508-7521

TENTATIVE PARCEL MAP NO. 2007-

1

SCALE: 1" = 10'

DATE: 10/23/07

DRAWN BY: MPH

FILE NO. 7196

CHKD. BY: DEW

JACK HERON

214 MARGUERITE AVENUE CORONA DEL MAR, CALIFORNIA

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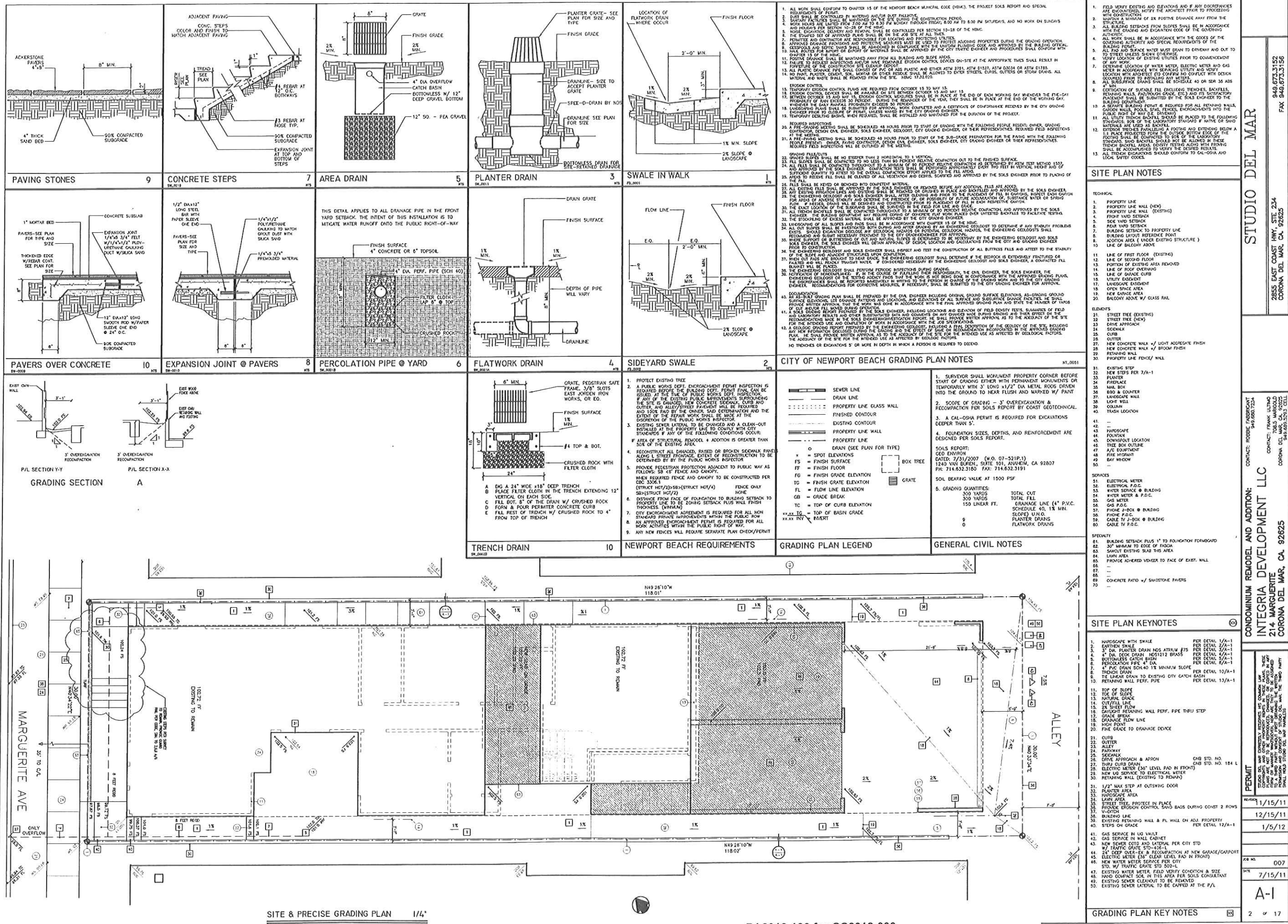
214 MARGUERITE AVENUE CORONA DEL MAR, CALIFORNIA

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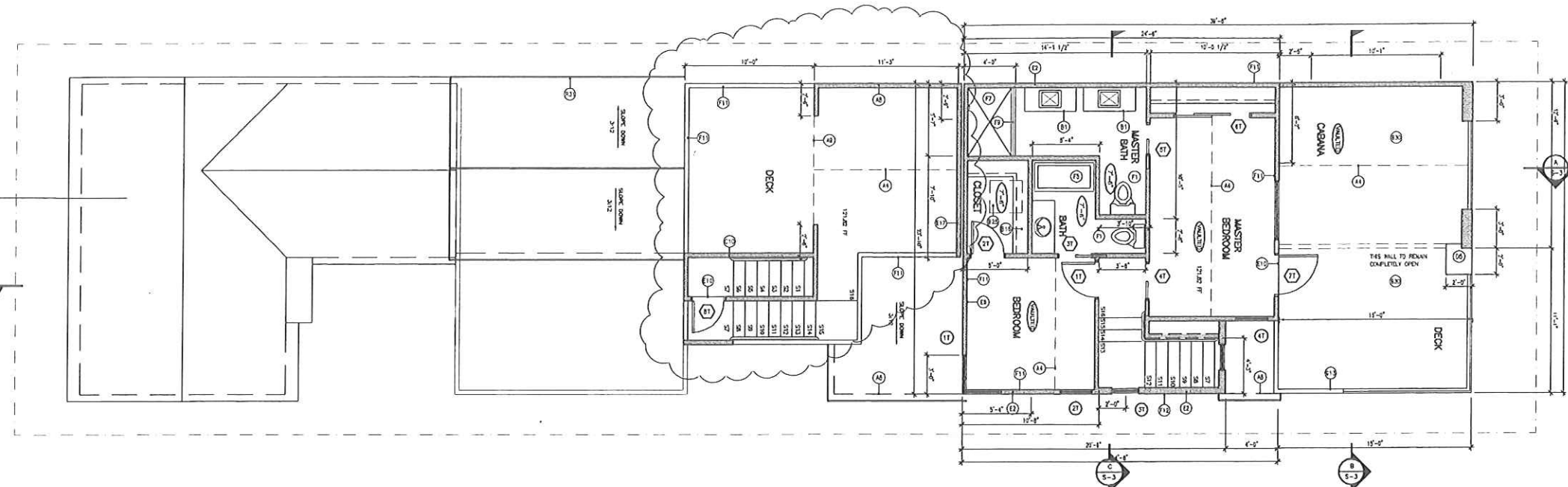
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Attachment No. ZA 4

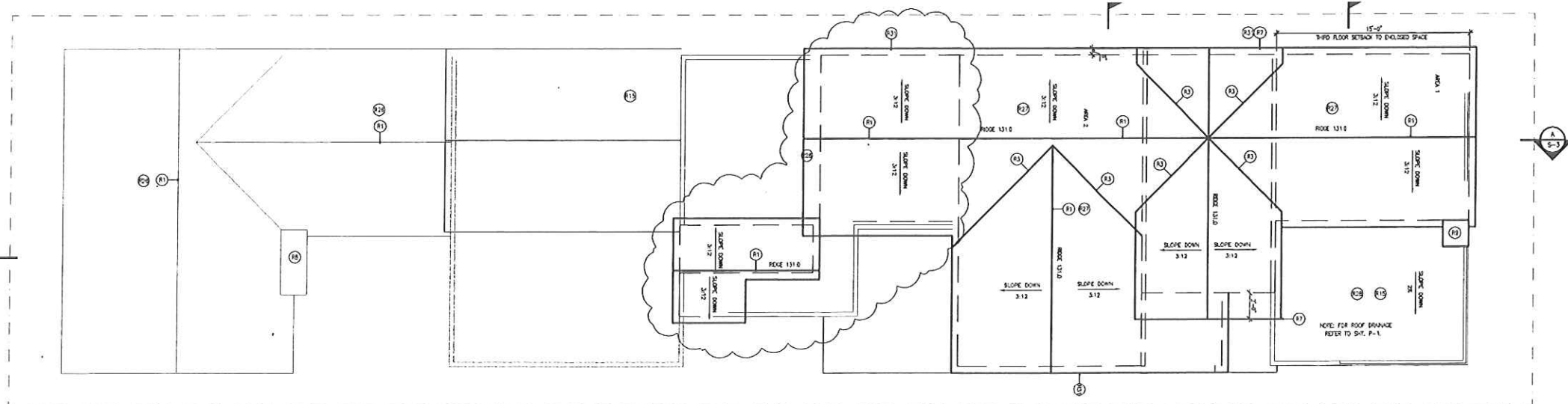
Duplex (Condo) Plans



PA2012-133 for CC2012-003
214 Marguerite Avenue
Marguerite Development, LLC-



THIRD FLOOR PLAN SCALE: 1/4"=1'



ROOF PLAN SCALE: 1/4"=1'

- A. SPATIAL**
- A1. OPEN TO BELOW
- A2. OPEN TO ABOVE
- A3. LINE OF SOFFIT
- A4. LINE OF CEILING BREAK
- A5. LINE OF FLOOR ABOVE
- A6. LINE OF FLOOR BELOW
- A7. LINE OF STAIR ABOVE
- A8. LINE OF STAIR BELOW
- A9. LINE OF WALL ABOVE
- A10. LINE OF WALL BELOW
- A11. LINE OF ROOF ABOVE
- A12. LINE OF ROOF BELOW
- A13. OPEN BELOW STAIRS
- A14. CLOSED BELOW STAIRS
- A15. BALCONY RAILING 48" REQUIRED HEIGHT - 1/2 A-3 & 8/A-8
- A16. SLOPE DIRECTION
- A17. LOW WALL (48" ABOVE LANDING)
- A18. LINE OF PROJECTED BASE
- A19. SOFFIT FOR CHIMNEY FLUE
- A20. LINE OF UNHEATED CEILING
- B. ELEMENTS**
- B1. UPPER CABINET
- B2. LOWER CABINET
- B3. RACKS CABINET
- B4. LINE OF CABINET BASE
- B5. DECORATIVE CABINET EXTENSION
- B6. BUILT-IN CASE
- B7. BUILT-IN CABINET
- B8. BUILT-IN ENTERTAINMENT CENTER
- B9. ENTERTAINMENT CENTER EQUIPMENT ACCESS PANEL
- B10. LAZY SUSAN
- B11. PANTRY SHELVES
- B12. LINEN CABINET
- B13. BOOK SHELVES
- B14. WINDOW SEAT
- B15. COMPUTER DESK
- B16. SHELF & POLE
- B17. DOUBLE END & POLE
- B18. SLOPE BACK
- B19. BUILT-IN BED
- B20. NICHE DESCRIPTION
- B21. DISPLAY SHELF
- B22. COLUMN
- B23. ACCESS PANEL TO STAIR AREA
- B24. 25-30 ATTIC ACCESS
- B25. 30-30 ATTIC ACCESS
- B26. FULL DOWN STAIR ACCESS
- B27. PLANTER
- B28. NEON DOME
- B29. TILE/STONE PAVERS ON CONCRETE SETTING BED OVER HOT WOP
- B30. VESTIBULE DECK COATING PER ESR-2204
- C. STAIRS**
- C1. TREADS @ 11" MINIMUM
- C2. 15 RISERS @ 7 1/2" 128" TOTAL RISE
- C3. 17 RISERS @ 7 1/2" 128" TOTAL RISE
- C4. 3 RISERS @ 8 3/4" 127" TOTAL RISE
- C5. 3 RISERS @ 7 3/4" 127" TOTAL RISE
- C6. 7 1/2" MAXIMUM RISE, 12" MINIMUM RUN
- C7. MIN. CODE REQUIREMENTS FOR STAIRS SEE NOTE 38/7-1
- C8. 48" HIGH QUADRANT/ANGULAR (SEE DETAILS 1,2 A-3 & 8/A-8)
- C9. HIKER POST & RETURN
- C10. HANDRAIL GRIP PER DETAIL 8/A-7
- C11. 1" MAX. DIA. SPHERE @ TRIANGULAR CORN AT TREAD TO RISE
- C12. STAIR/BALCONY POST SPACING 4' OC MAX.
- D. FIREPLACES** (SEE DETAILS 21-24/A-8)
- D1. 2" CLEAR FROM COMBUSTIBLES (SEE DETAIL 25A-25A2)
- D2. PREFABRICATED FIREPLACE (WOOD) (SEE DETAIL 25A-25A2)
- D3. PREFABRICATED FIREPLACE (GAS APPLIANCE) (SEE DETAIL 25A-25A2)
- D4. MASONRY FIREBOX (2" CLEAR TO COMBUSTIBLES)
- D5. DOUBLE WALL CHIMNEY RISER 18" DIAMETER 12" DIAMETER
- D6. FLUSH HEARTH
- D7. RAISED HEARTH 18" PLATFORM
- D8. HEARTH
- D9. KEY VALVE
- D10. SEE DETAILS 21,22,23 ON A-8 FOR CODE COMPLIANCE
- E. CODE**
- E1. 3/8" TYPE X DRYWALL BELOW STAIR
- E2. ONE HOUR RATED WALL @ 6" TO PL (STUCCO @ 5/8" TYPE X DRYWALL)
- E3. 5' TYPE X WALL
- E4. 1 HOUR FLOOR ASSEMBLY PER CBC 7C-13-1.4
- E5. 20 MINUTE RATED DOOR & FRAME W/ SELF CLOSE HINGES, SELF LATCHING
- E6. WINDOW TO MEET EGRESS REQUIREMENT
- E7. DOOR VENT 14" MAX. LENGTH
- E8. 15" HIGH RATED PLATFORM
- E9. MINIMUM 15" SQUARE STOOP AT EXTERIOR DOORS
- E10. 1/2" MAX. STEP AT EXTERIOR DOORS
- E11. 2-5/8" TYPE X DRYWALL @ CEILING
- E12. 4" MAXIMUM SPHERE OBSTACLE @ RAILINGS &/OR BALCONIES
- E13. 1 HOUR SHIRT FOR 2 1/2" X 4" (SEE DETAIL 17/18/A-8)
- E14. 30" DIAMETER MINIMUM CLEAR DIAMETER AREA FOR SHOWER
- E15. 1 HOUR WALL PER 1/2 A-3
- E16. SOUND WALL PER DET. 16/A-8
- E17. SOUND FLOOR ASSEMBLY PER DET. 17/18/A-8
- E18. 38" HIGH X 3" DIA. PIPE BOLLARD (CONCRETE PIPE)
- E19. 12" DIAMETER X 15" DEEP CONCRETE FOOTING @ FLEE
- F. BATHROOMS / LAUNDRY**
- F1. TOILET (MINIMUM 24" CLEAR IN FRONT, 30" WIDE)
- F2. BINET
- F3. SHIM
- F4. BATHING W/ SHOWER
- F5. WHIRLPOOL/JA TUB
- F6. TUB PLATFORM
- F7. SHOWER USE PLUMBING PLAN FOR VALVES & INFORMATION)
- F8. FRAMELESS-TEMPERED GLASS ENCLOSURE
- F9. TEMPERED GLASS ENCLOSURE
- F10. TEMPERED GLASS DOOR, 3/8" GLASS
- F11. 2x4 STUDWALL
- F12. 2x8 STUDWALL
- F13. ACCESS PANEL TO JACUZZI MOTOR
- F14. MIRROR
- F15. MEDICINE CABINET 15" x 21" TOP AT +55"
- F16. WATER HEATER
- F17. WASHER
- F18. DRYER
- F19. LINEN
- F20. LAUNDRY DRP CABINET W/ DRAIN
- G. SPECIALTY**
- G1. 30"x 60" CURB MOUNTED SMOKE/HEAT
- G2. LOCATION OF WALL MOUNTED TV
- G3. ELECTRICAL PANEL
- G4. LOCATION OF HOME RUN CABLE PANEL
- G5. A/V EQUIP. CABINET
- G6. SEE P-1 FOR DECK SLOPE AND DRAINAGE
- G7. REFINISH EXISTING MASONRY FIREPLACE
- G8. TELEPHONE / SECURITY CENTER
- G9. RECESSED WALL AT STOVE BACKSPLASH
- G10. SPRINKLER RISER AND PANEL
- G11. ALIGN WITH CENTER OF WHEEL BELOW
- G12. FROSTED GLASS AT TOILET ENCLOSURE
- G13. CLASS RAILING AND ANCHOR PER 1/2 A-3
- G14. -
- G15. -

FLOOR PLAN

FLOOR PLAN NOTES

FLOOR PLAN CBC 2008 A FP-4-01E

RAKE

RAKE SCALE: 1/2"=1'-0" FA016

WOOD FASCIA

WOOD FASCIA SCALE: 1/2"=1'-0" FA008

RAIL ANCHORAGE

RAIL ANCHORAGE SCALE: 1/2"=1'-0" FA001

RAIL TOP

RAIL TOP SCALE: 1/2"=1'-0" FA001

ROOF NOTES

ROOF PLAN RF-4-NOTE

PERMIT 1/15/11

12/15/11

1/5/12

007

7/15/11

A-3

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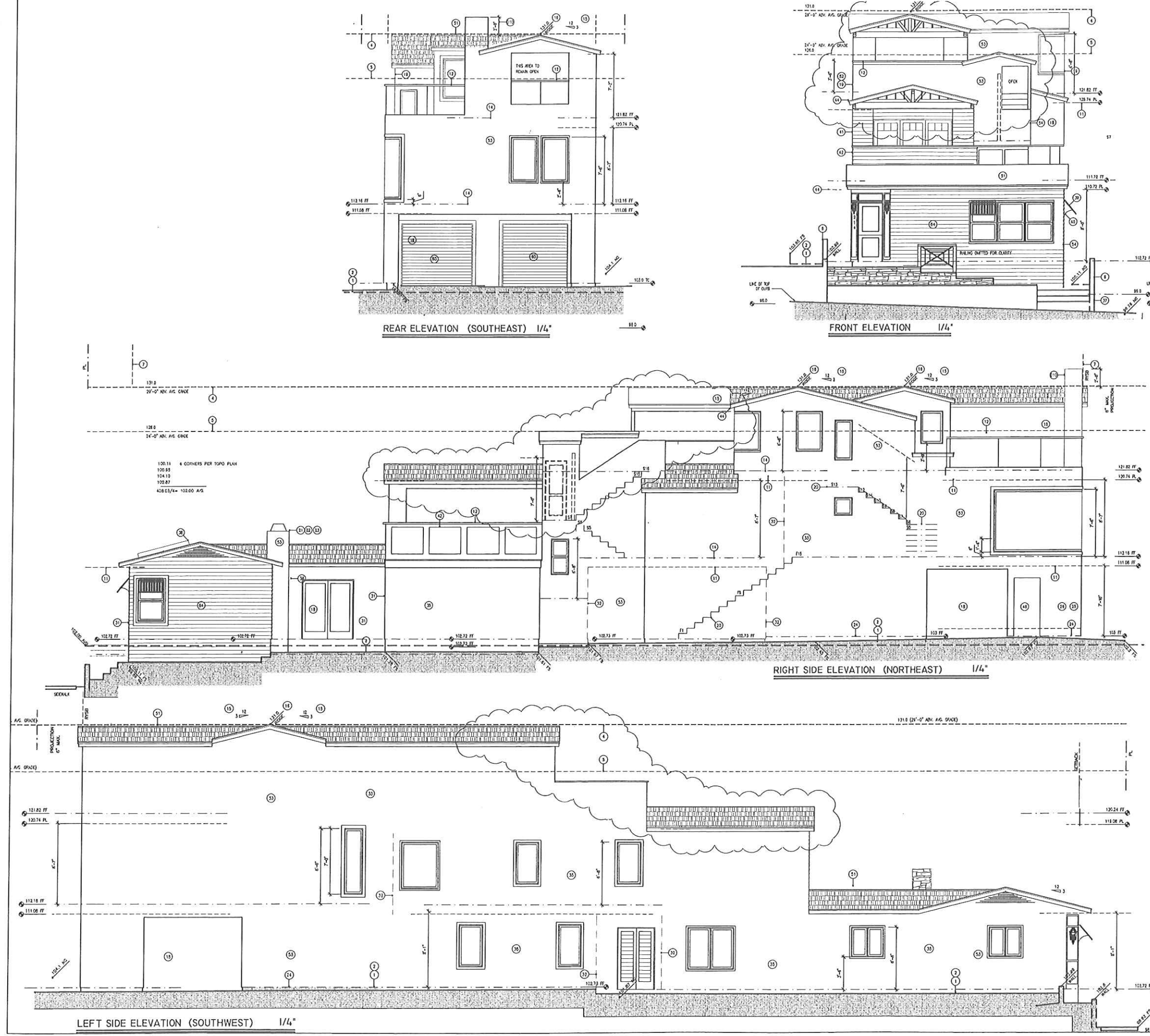
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PERMIT 1/15/11
12/15/11
1/5/12
007
7/15/11
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- TECHNICAL
1. LINE OF NATURAL GRADE
 2. LINE OF FINISH GRADE
 3. LINE OF EXISTING GRADE BEYOND
 4. LINE OF ALLOWABLE BUILDING HEIGHT 312' ROOF MINIMUM
 5. LINE OF ALLOWABLE BUILDING HEIGHT 312' ROOF MINIMUM
 6. LINE OF EXISTING WALL
 7. LINE OF BUILDING SETBACK
 8. LINE OF ROOF DECK BEYOND
 9. PROPERTY LINE
 10. LINE OF ROOF BEYOND
 11. TOP FLUTE
 12. TOP OF RAILING
 13. TOP OF PARAPET
 14. FINISH FLOOR
 15. ROOF RISE
 16. MAXIMUM BUILDING HEIGHT TO TOP OF FINISH MATERIAL
 17. STREET ADDRESS (41' MIN. HEIGHT WITH CONTRASTING BACKGROUND)
 18. OPEN TO BEYOND
 19. PROFILE OF STRUCTURE BEYOND
 20. LINE OF STAIRS BEYOND
- ELEMENTS
21. SPARK ARRESTOR
 22. CHIMNEY CAP
 23. CHIMNEY FLUE
 24. GALV. METAL WEEP SCREED
 25. ELECTRICAL METER LOCATION
 26. PANELED METER ENCLOSURE
 27. GAS METER WALL CABINET
 28. OVERHANG
 29. CORNER ROOF VENT
 30. GABLE ROOF VENT
 31. REMOVE EXISTING EXTERIOR FINISH THIS WALL
 32. LINE OF EXISTING WALL
 33. NEW CONSTRUCTION
 34. REMOVE AND REPLACE EXISTING RAILING
 35. NEW COLOR COAT STUCCO THIS WALL
 36. NEW FIN STONE VENEER
 37. APPROX. LOCATION OF WOODEN ENTRY STEPS
 38. SKYLITE WITH 8" MAXIMUM PROJECTION ABOVE ROOF
 39. DECORATIVE ARCHING - WITH PAINTED FINISH
 40. DECORATIVE FIXED ARCHING HARDWARE
 41. WOF PANELS AT ENTRY
 42. CRIPPLE WALL WITH SIDING AT EXISTING BALCONY
 43. EXISTING ROOF OVERHANGS TO BE REMOVED THIS AREA
 44. NEW FASCIA BOARD
 45. STUCCO FIVE FEET
 46. EXTERIOR SHOWER WITH TILE WALLS
 47. -
 48. -
 49. -
 50. -
- DESCRIPTIVE
51. ROOF MATERIAL PER A/
 52. SMOOTH FINISH CEMENT PLASTER PER B/
 53. SAND FINISH CEMENT PLASTER PER B/
 54. -
 55. STONE VENEER PER
 56. PRECAST STONE PER C/
 57. CARVED STONE PER
 58. WOODEN IRON PER
 59. DOORS AND WINDOWS PER C/
 60. SECTIONAL GARAGE DOORS

ELEVATION KEYNOTES		I
ELEVATION PLANS		ELP-EYN
SUPPLIER:	SOUTH COAST SHINGLE 26332 FORBES RD. LAGUNA HILLS, CA 92653	
TYPE:	CONSTRUCTION SHINGLE PRESTIGE PLUS DEFINITION STAGGER STACK, 40 YEAR WARRANTY	
MANUFACTURER:	ELK CORPORATION 8400 55TH AVE. TEMPE, AZ 85282	
WEIGHT:	1.8 POUNDS PER SQUARE FOOT	
ROOFING		A
ELEVATION PLAN		ELP-HIT
MANUFACTURER:	OMEGA PRODUCTS INTERNATIONAL 1181 CALIFORNIA AVE. CORONA, CA 92601 909.737.7447 FAX: 909.520.2551 WWW.OMEGA-PRODUCTS.COM	
BASE COLOR:	SMOOTH WALL OVERLAPED BULLMOOSE CORNERS VERTICAL FLAT LEVEL TO: 1/8" IN 10'	
TEXTURE:	SMOOTH WALL OVERLAPED BULLMOOSE CORNERS VERTICAL FLAT LEVEL TO: 1/8" IN 10'	
FINISH:	MODELED FINISH WITH TOOLED BURR MARKS SAND FINISH - 1" THICK REFER TO EXTERIOR ELEVATION FOR STUCCO FINISH APPLICATION	
CEMENT PLASTER		B
ELEVATION PLAN		ELP-HIT2
MANUFACTURER:	OWNER SELECTED VINYL WINDOW	
EXTERIOR FINISH:	FACTORY GLAZING (VINYL) WHITE	
WINDOW TYPE:	CASEMENT, PICTURE REFER TO SCHEDULE DUAL GLAZED	
EXTERIOR DOORS & WINDOWS		C
ELEVATION PLAN		ELP-HIT3
MATERIAL:	SIMULATED WOOD (MASONITE)	
PRODUCT:	LAP SIDING 3" EXPOSURE SMOOTH FINISH	
APPLICATION:	BLIND NAIL, MITRE CORNERS WITH FACTORY CLIPS	
FINISH:	PUTTY AND PAINT TO NO DETECTABLE SEAMS	
SIDING		D
ELEVATION PLAN		ELP-HIT1

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